

**HUNTINGTON STATION COURT (HSC) HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES-FINAL
MARTHA WASHINGTON LIBRARY
SEPTEMBER 28, 2021**

ATTENDEES: Lori Randall, Stephanie Reed, Andrea Walsh, Arlene Dee Carlson, Robert (Bob) Allen, Woody Davis, Yi Pei

CALL TO ORDER: 6:14 pm

ELECTION OF OFFICERS: President – Woody Davis (3-year term); Vice-President - Arlene Dee Carlson (1-year term); Secretary – Andrea Walsh (2-year term); Treasurer – Robert (Bob) Allen (3-year term) and Director – Yi Pei (2-year term).

HOMEOWNER FORUM: None. Reminder to direct homeowners to the Huntington Station Court (HSC) website. Additionally, recommendation made to board members to not use Facebook to post official correspondence.

ADMINISTRATIVE:

Master Calendar and Team Information: Reviewed calendar. Decision that board meetings will be held on the 4th Tuesday of each Quarter (January, April, July & October).

Previous Meeting Minutes: Minutes from May 13, 2020 meeting passed with no objections.

Votes Held Between Meetings (All Ratified):

- 2021 Annual Budget e-mail vote with no increase to assessments. 3 – Yes
- Turf installation & renovation (\$765.00) and tree & stump removal (\$905.00) e-mail vote. 3 – Yes
- 2019 Audit e-mail vote. 3 – Yes
- ARC Application for roof @ 2372 e-mail vote. 3 – Yes
- Irrigation System e-mail vote to have KT Irrigation assess problems @ \$300.00. 2 – Yes
- Irrigation System e-mail vote to have KT Irrigation fix non-working zones @ \$525.00. 2 – Yes
- ARC Application for roof @ 2305 e-mail vote. 2 – Yes
- ARC Application for roof @ 2325 e-mail vote. 2 – Yes
- ARC Application for awning @ 2366 e-mail vote. 2 – Yes

- Engagement letter from Goldklang for audit/income tax services @ \$2400.00 for 2020 & \$2450.00 for 2021 e-mail vote. 2 – Yes

Financial Review:

- July 2021 financials were reviewed. Currently \$49,700.00 in operating checking account and \$141,000.00 in reserves. The Association's financial position is good. Huntington Station has a healthy member's equity balance. There are no variances to note as most line items are under budget.
- Draft Budget reviewed. Discussion of Consumer Price Index (CPI) of 5% increase. Motion to approve made and seconded. 5 - Yes

Homeowner Communications:

- Neighbor's gutters overflow on their property. Violation letter sent – response received from homeowner stating they would be cleaned within 3 days.
- Drains between 2362 and 2363 get clogged. Blade Runners mowing crew will blow the catch basins.
- Common area tree at 2332 touching deck. Tree pruned.
- Resident observed Huntington Crossing construction crew discarded chicken bones in bushes near the Midtown sign. Concerned for dogs in the area. This information was passed on to Lennar.
- Resident concerned about trees and shrubs removed at entrance to HSC and feels road has been cut and improperly repaired.
- Resident stated his wife missed a doctor's appointment because entrance was blocked. He expected compensation and was directed to the builders. Three months later, he stated it happened again.
- Resident asked for time left on construction of Huntington Crossing.
- Two homes felt the association should pay for termite treatment for all homes in community. Unfortunately, no item in the budget to cover this. This is a homeowner's responsibility.
- Leaning tree in courtyard. Blade Runners staked at no cost).
- Tree hangs over parking spaces across from rear of 2311. Tree showing signs of rotting and contractor instructed to remove.
- Resident requested that sidewalks and benches get power washed. This was previously done in 2017. Board will relook after construction completed.
- Resident saw a number of homes with dead shrubs and asked about coordination with Blade Runners. Summit does not coordinate projects for individual homeowners. Summit will send violation letters where appropriate.
- Inquiry on if they can host their homes on Airbnb. Provided County requirements that someone must live in the home and provide guaranteed parking.
- Question on website, missing "private property – no towing" sign. E-mail to towing company for replacement.
- 2376 has a window air conditioner and new "black out" screens. A/C window units are prohibited per association documents.

- E-mail from resident about dogs running around courtyard off leash. Violation letter sent. County signs present which provide notice that dogs must be on leash. Board to keep watch and note time & date (with pictures) of continued violations.
- Resident would like to see one way arrow signs painted on pavement to direct vehicles through the court. No action will be taken at this time.

Community Manager Action List:

- E-mails to Huntington Crossing about (1) narrow curb that is curved – no response. (2) resident complaint that they could not get out of neighborhood – not true. (3) Resident complaint about house shaking – work in that area stopped within 10 days. (4) Question on if the gardens would be restored to Brett Hagen – will ask coworker. (5) Signs removed.
- Midtown asked if HSC would be interested in sharing for cost of security guards. E-mail sent to board but no interest in this.
- Answered auditor's questions and requests for documents. Email vote by Board to accept draft audit. Board President signed representation letter.
- Large pile of bamboo cuttings along fence line removed by Blade Runner.
- Board President signed State Corporation Commission annual report.
- Coordination with board members, grounds crew and builder to get irrigation system that was removed replaced. All pipes have been replaced with some additional piping added. Met with irrigation contractor to get all zones fixed and non-construction related problems with irrigation system corrected.
- Community Manager walked community and compiled a list of results. Violation letters sent where appropriate.
- Scheduled and sent out notice of annual meeting.
- 2020 tax returns signed by Treasurer.

OLD BUSINESS: None

NEW BUSINESS:

Maintenance:

- Irrigation System – Board approved \$300.00 for an assessment of the irrigation system. This was to turn on the system and to see which zones were working properly. It was determined that zones # 10 through #16 were not working at all. 2nd proposal at \$525.00 was approved to troubleshoot zones #10 through #16. Contractor was able to get #11 & #12 working. Zones #13 & #14 don't have water to the valves. 3rd proposal for \$825.00 to resolve the issue of no water to the valves. Motion to approve 3rd proposal was seconded. 5 – Yes.
- Lights – Lights out were repaired. One light near 2308 has been out before and lamp head should be replaced. Pending quote.

- Parking Signs – Towing contractor will replace towing sign and Lennar will replace “private property” sign and “yellow curbs are fire lanes” sign.

Reserve Study: Association due a new reserve study as noted in calendar. State requires every five years. Management reached out to Miller Dodson (previous study) and recommends staying with existing analyst and the cost for an update is \$2,364.00. This was included in the 2021 budget. Motion to approve was seconded. 5 – Yes.

MEETING ADJOURNED: 7:20 pm.